

# COMPASS



## 762 EAST MAIN STREET

7 Acres in Gun Barrel City next to Cedar Creek Lake | Offered for \$775,000

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Fantastic opportunity to claim over 860 SF of highway frontage on Main Street in growing Gun Barrel City, this 7 acre tract is in the the hub of everything you love about Cedar Creek Lake. Property is zoned B-2 and is suitable for many commercial enterprises including but not limited to warehouse, RV and boat storage, automotive, restaurants, hotels, medical, professional offices and more. Just down the street are large retailers including Walmart, Lowe's, Discount Tire, Starbucks, and Burkes Outlet bringing Gun Barrel City traffic counts of up to 26,000 vehicles per day. Located just an hour from Dallas, the lake area is home to permanent residents as well as a large second home population. There are 6 lots in total. There are five 1 acre tracts and one 2 acre tract. May be possible to sell off the tracts individually. See listing agent for more information.

Status: Active  
MLS #: 20880952  
Taxes: \$660 / year  
Lot Size: 7.00 AC  
County: Henderson County



7 ACRES



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